

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	30		
Program Progress:							
% of Funds Committed	94.31 %	94.47 %	25	92.63 %	56	59	
% of Funds Disbursed	88.73 %	90.68 %	21	86.67 %	60	60	
Leveraging Ratio for Rental Activities	59.89	5.31	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.68 %	1	88.14 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.75 %	75.03 %	24	76.19 %	19	17	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	82.36 %	1	81.48 %	100	100	
% of 0-30% AMI Renters to All Renters***	0.00 %	37.36 %	29	45.62 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.33 %	1	96.17 %	100	100	
Overall Ranking:			In State:	24 / 30	Nationally:	38 31	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$64,286	\$20,381		\$28,750	7 Units	2.70 %	
Homebuyer Unit	\$16,796	\$17,510		\$15,714	256 Units	97.30 %	
Homeowner-Rehab Unit	\$0	\$16,691		\$21,140	0 Units	0.00 %	
TBRA Unit	\$0	\$5,857		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$161,191	\$128,657	\$0
State:*	\$106,147	\$44,298	\$16,666
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	0.9 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	57.1	5.9	0.0	0.0	Single/Non-Elderly:	0.0	28.5	0.0	0.0
Black/African American:	28.6	87.5	0.0	0.0	Elderly:	100.0	1.6	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	0.0	51.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	16.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	1.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	2.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	14.3	3.9	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	100.0	26.2	0.0	0.0	Section 8:	0.0	0.0 #		
2 Persons:	0.0	30.5	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	20.3	0.0	0.0	Other:	0.0			
4 Persons:	0.0	11.3	0.0	0.0	No Assistance:	100.0			
5 Persons:	0.0	7.4	0.0	0.0					
6 Persons:	0.0	2.3	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	1.6	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				15

* The State average includes all local and the State PJs within that state

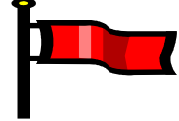
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester State: PA Group Rank: 38
 (Percentile)
 State Rank: 24 / 0 PJs Overall Rank: 31
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	59.75	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.57	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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